

# INDU STRY

## **FLEX / INDUSTRIAL**

±8,900 RSF Studio/Flex/Warehouse \*Divisible

±1,500 RSF Office

# 2428 GLOVER PL FROGTOWN

**FOR LEASE**



**INDUSTRYPARTNERS.COM**

310 395 5151

CA BRE No. 01900833

**CARLE PIEROSE**

cp@industrypartners.com

CA BRE No. 01464318

**BEN IPEKJIAN**

bi@industrypartners.com

CA BRE No. 002185824

FOR LEASE

FLEX | INDUSTRIAL

2428 GLOVER PL FROGTOWN 90031

DETAILS

SUITE	AVAILABLE RSF	RATE	TERM	OCCUPANCY	PARKING
Studio/flex/warehouse Office	±8,900 RSF (Divisible) ±1,500 RSF	Negotiable	Negotiable	Immediately	In gated lot

### Flex/Industrial spaces in Frogtown

#### FEATURES

LA River Frontage and Bike Path  
Access

Art studio, workshop, production  
space, storage or other creative uses

16'+ ceilings, clear span

Landlord prepared to install 100%  
HVAC

Spacious outdoor area with gated  
parking

New lighting and other improvements  
underway

Buildings can be leased together or  
separate



No warranty or representation is made to the  
accuracy of the foregoing information. Terms  
of sale or lease are subject to change or  
withdrawal without notice.  
©2025 INDUSTRY PARTNERS, INC.



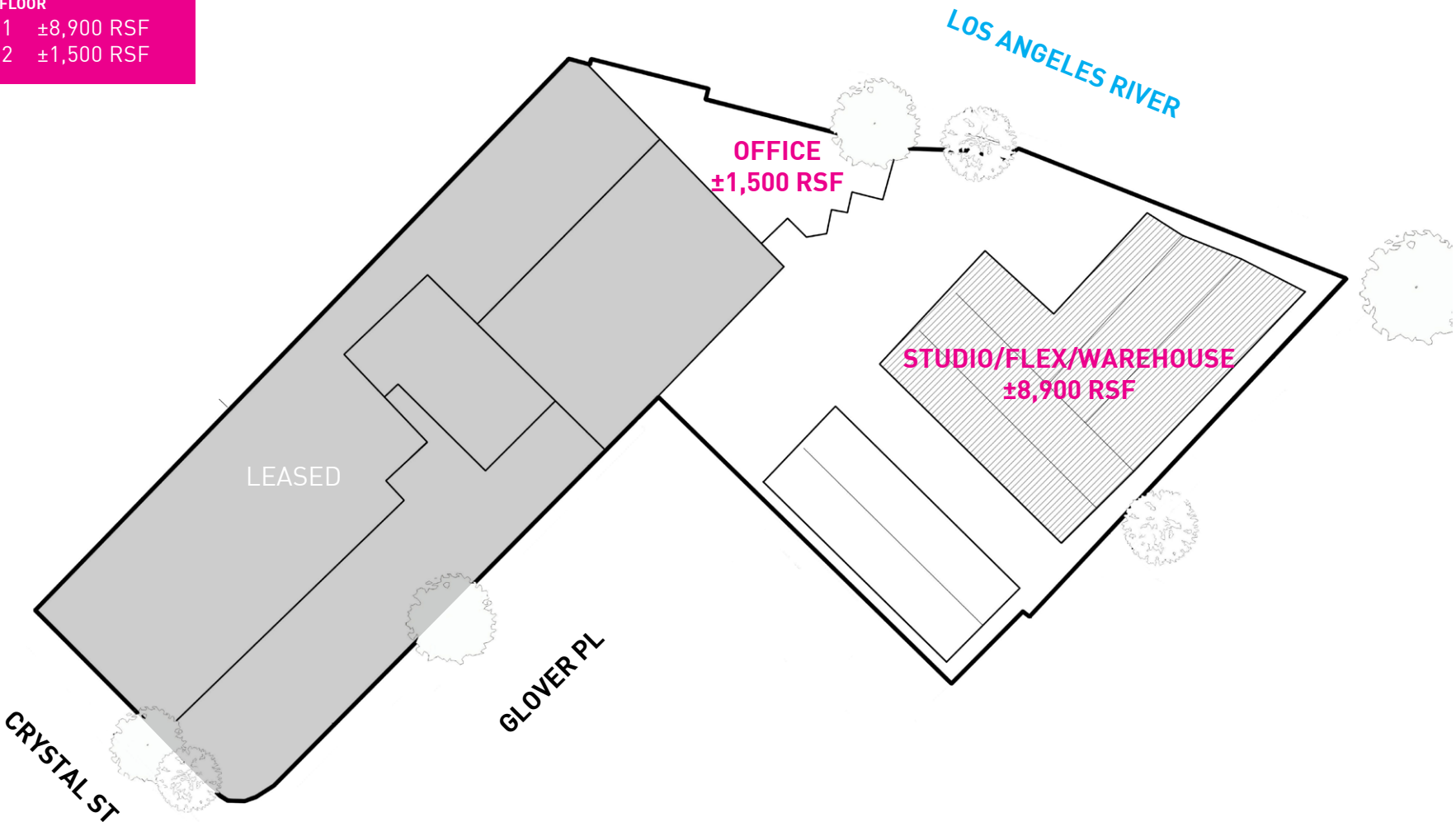
FOR LEASE

FLEX | INDUSTRIAL

2428 GLOVER PL FROGTOWN CA 90031

FLOOR PLAN

GROUND FLOOR  
SUITE 1 ±8,900 RSF  
SUITE 2 ±1,500 RSF



NOT TO SCALE.  
Floor plan for information purposes only.  
Layout and furnishings may vary

FOR LEASE

FLEX | INDUSTRIAL

2428 GLOVER PL FROGTOWN CA 90031

PROPERTY PHOTOS





FOR LEASE

FLEX | INDUSTRIAL

2428 GLOVER PL FROGTOWN CA 90031

AREA AMENITIES  
10 WITHIN 107 min  
DRIVE

**10 Speed Coffee:** Anticipation is high for 10 Speed Coffee's upcoming arrival in Frogtown, promising to add another gem to the neighborhood's thriving coffee scene. With its focus on quality beans and expertly brewed drinks, it's sure to become a beloved gathering spot for caffeine aficionados.

6 min  
DRIVE

**Frogtown Brewery:** Frogtown Brewery embodies the spirit of its community, offering a laid-back space where patrons can enjoy a diverse selection of craft beers brewed on-site. The brewery's industrial-chic aesthetic and relaxed atmosphere make it a welcoming spot to unwind with friends.

7 min  
DRIVE

**Salazar:** Nestled amid greenery, Salazar offers a rustic outdoor dining experience accentuated by its Mexican-inspired cuisine. Patrons can savor grilled dishes and vibrant flavors in a charming setting featuring communal tables and string lights.

6 min  
DRIVE

**Bub and Grandma's:** Bub and Grandma's is a cherished bakery known for its artisanal bread and delectable pastries. From crusty sourdough to flaky croissants, each creation is made with care and attention to detail, delighting locals and visitors alike.

6 min  
DRIVE

**La Colombe Coffee:** La Colombe Coffee is a trendy yet cozy spot known for its meticulously crafted brews. With a commitment to quality, it serves up artisanal coffee in a welcoming atmosphere, perfect for both quick caffeine fixes and leisurely sips.

7 min  
DRIVE

**Spoke:** Spoke is a hip cafe with a bicycle-themed twist, serving up gourmet fare and specialty coffee in a laid-back setting. Whether you're refueling after a bike ride or simply looking for a cozy spot to hang out, Spoke offers a relaxed vibe and delicious eats.

7 min  
DRIVE

**Lingua Franca:** Tucked away in Frogtown, Lingua Franca is an intimate wine bar specializing in unique and hard-to-find varietals. Its curated selection and cozy atmosphere make it an ideal destination for wine enthusiasts seeking new discoveries.

6 min  
DRIVE

**Wax Paper:** Wax Paper is a neighborhood gem, celebrated for its inventive sandwiches served on freshly baked bread. Its cozy interior and friendly vibes make it a go-to spot for lunch or a casual bite, offering a menu that's both comforting and creative.

5 min  
DRIVE

**Loreto:** With its seasonal menu and warm ambiance, Loreto is a beloved neighborhood spot offering elevated yet approachable cuisine. From farm-fresh salads to hearty mains, each dish reflects a commitment to quality ingredients and culinary craftsmanship.

7 min  
DRIVE

**Zebulon:** Zebulon is more than just a music venue; it's a cultural hub where locals gather for live performances, craft cocktails, and an eclectic ambiance. With its retro-inspired decor and vibrant energy, it's a favorite hangout for music lovers and creatives alike.